



New Mexico Department of Public Safety  
Law Enforcement Academy  
**OFFICER SURVIVAL SCENARIO**



Last Updated: 05-08-06

**SCENARIO NUMBER:** Patrol Response 531 (Intermediate)

**SCENARIO TITLE:** Landlord/Tenant dispute

**SCENARIO SYNOPSIS:**

Students will respond to an apartment management office where the apartment's manager and tenant are having a dispute. The manager entered the tenant's apartment and removed property and is holding the property until back-owed rent is paid.

**INSTRUCTIONAL OBJECTIVE(S):**

Student will demonstrate a tactically sound **approach**.  
Student will demonstrate clear and appropriate radio and/or verbal **communication with officers**, and will demonstrate awareness of radio transmissions.  
Student will demonstrate appropriate verbal **communication with subjects** and will exhibit command presence.  
Student will demonstrate proper **danger area awareness**.  
Student will demonstrate proper **danger cue awareness**.  
Student will demonstrate the ability to take appropriate, legally defensible **enforcement action**.  
Student will demonstrate proper **positioning of officers**.

**LOGISTICAL REQUIREMENTS:**

SAFETY EQUIPMENT REQUIRED:

**None**

MARKED UNITS REQUIRED:

**None**

SUBJECT VEHICLES REQUIRED:

**None**

ROLE PLAYERS REQUIRED:

**02 Students, 02 subjects**

QUANTITY:

**01**

ITEM(S):

**TV or stereo**

**ROLE PLAYER INFORMATION:**

**Subject 1:** You are the apartment manager and the owner of the apartments. You have called the police because your tenant is causing a disturbance in your office and refusing to leave. The tenant is upset because you went into his apartment and removed property and are holding it in lieu of back-owed rent. You will return the property when the rent is paid.

**Subject 2:** You returned home from job hunting to find that some of your property had been removed by the apartment manager. The manager left a note in place of the property. You went to the manager's office to complain. You were recently laid off, and you are two months behind on the rent. Prior to losing your job, you always paid the rent on time. You want your property back, but you do not want the manager arrested.

**STUDENT INFORMATION:**

You are dispatched to a landlord/tenant dispute.